City of Lafayette Staff Report

To: City Council

From: John M Luttropp, Associate Engineer

Date Written: June 3, 2009

Meeting Date: June 8, 2009

Subject: Happy Valley Road Pathway Status Update

Introduction/Background

In January the City Council directed staff to implement a project to relocate a section of pathway on Happy Valley Road between Franklin Lane and Valory Lane. The project was originally requested by Mr. Fellner at 3790 HVR and supported by the Happy Valley Improvement Association and other area residents. This relocation requires an easement to be granted by four property owners to the City. Over the past few months staff has been pursuing various avenues to obtain these easements. It now has become clear that the City will not be able to obtain all the required easements any time in the near future for a feasible project, and staff is recommending that the City Council authorizes an alternative project.

Discussion

Mrs. Bruzzone at 1201 Franklin Lane has indicated from the very beginning that she is not interested in participating in the project. Staff and a member of the City Council have been working with Mr. Gonser in order to develop easement language that would be acceptable to both parties to allow for the relocation of the pedestrian pathway fronting his property at 3806 HVR. While some progress has been made, at this time Mr. Gonser has definitively indicated that he is no longer interested in providing an easement. In his opinion, the pathway is acceptable in the current condition and requires no further modifications. The adjacent property at 3802 HVR belongs to Mr. Moore, who had been willing to accept similar terms for granting the easement if the City can come to agreement with his neighbor, Mr. Gonser. In staff's most recent meeting with the Moore, he is now unsure how he wishes to proceed, but a favorable decision does not appear to be forthcoming. The third property owner, Mr. and Mrs. O'Neal at 3792, have indicated that they are still willing to grant the easement for the pathway. Please see attached drawing showing the location and relationship of the aforementioned properties.

In light of the missing easements, more than half of the planned relocation of the pathway is no longer feasible. The benefit of completing the remaining half of the project is highly questionable, and the resulting visual inconsistencies within a short stretch of the road may in fact be a detriment to the neighborhood. Meanwhile, the City is under a deadline to award a construction contract or forego its remaining grant fund balance of $16,000 for the project. Staff advertised for and received construction bids for the project in the interest of time and in the hope

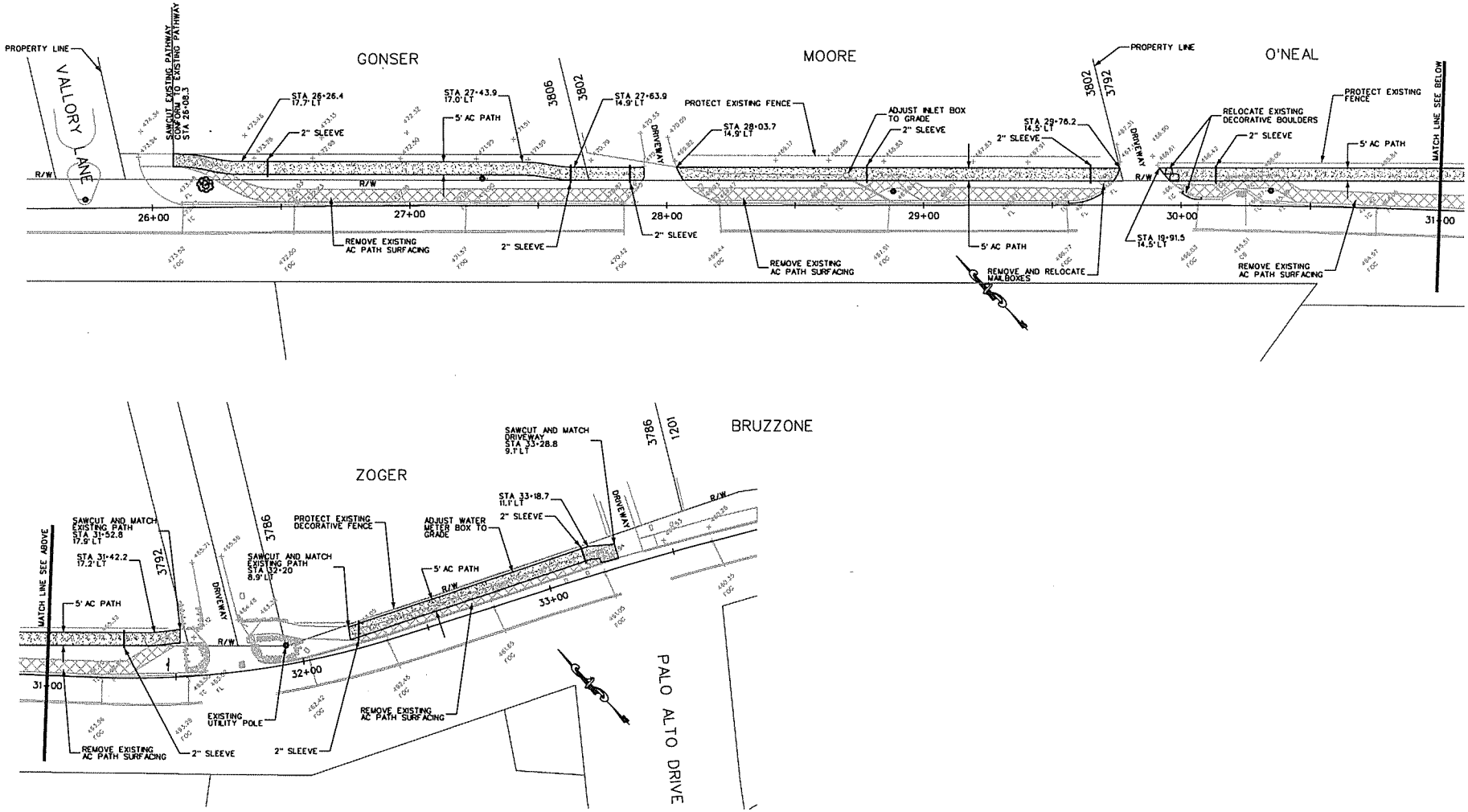
that the easement matter could be favorably resolved. Given current circumstances, staff recommends that the City Council reject all bids for the pathway relocation project.

Staff has advised Mr. Fellner of the current situation and staff's position. He would now like to see the option of installing a split rail fence revisited in the areas where easements have not been obtained. Staff has informed Mr. Fellner that we would not support completing only a portion of the relocation for reasons presented above. Installing a fence along the entire subject section would be possible, if by the City Council meeting of June 8th he is able to achieve a neighborhood consensus that the fence option is desired, and the Happy Valley Improvement Association is willing maintain its original funding commitment of $20,000. Staff will provide a verbal update to the City Council at the meeting regarding the neighbors' and HVIA's position. At that point, the City Council could direct staff to proceed with this alternative.

Recommendation

1. Reject all bids for the Happy Valley Road Pathway Relocation Project.

2. Direct staff to move forward with the construction of a split rail fence from 3786 Happy Valley Road to Valory Lane provided that there is neighborhood support for this project and the HVIA maintains its original funding contribution commitment of $20,000.


PROPERTY LINE
VALLORY LANE
SAWCUT EXISTING PATHWAY AND MATCH TO EXISTING PATHWAY STA 26+06.3
GONSER
MOORE
O'NEAL
STA 26+26.4 17.7' LT
2" SLEEVE
STA 27+43.9 17.0' LT
5' AC PATH
3806
3802
STA 27+63.9 14.9' LT
PROTECT EXISTING FENCE
DRIVEWAY
STA 28+03.7 14.9' LT
ADJUST INLET BOX TO GRADE
2" SLEEVE
STA 29+76.2 14.5' LT
PROPERTY LINE
3802
3792
RELOCATE EXISTING DECORATIVE BOULDERS
2" SLEEVE
PROTECT EXISTING FENCE
5' AC PATH
MATCH LINE SEE BELOW
R/W
26+00
27+00
28+00
29+00
30+00
31+00
REMOVE EXISTING AC PATH SURFACING
2" SLEEVE
2" SLEEVE
REMOVE EXISTING AC PATH SURFACING
5' AC PATH
REMOVE AND RELOCATE MAILBOXES
STA 19+91.5 14.5' LT
REMOVE EXISTING AC PATH SURFACING

ZOGER
BRUZZONE
SAWCUT AND MATCH DRIVEWAY STA 33+28.8 9.1' LT
3786
1201
STA 33+18.7 11.1' LT
2" SLEEVE
DRIVEWAY
R/W
SAWCUT AND MATCH EXISTING PATH STA 31+52.8 17.9' LT
STA 31+42.2 17.2' LT
3792
3786
PROTECT EXISTING DECORATIVE FENCE
ADJUST WATER METER BOX TO GRADE
SAWCUT AND MATCH EXISTING PATH STA 32+20 8.9' LT
5' AC PATH
5' AC PATH
DRIVEWAY
R/W
33+00
32+00
31+00
MATCH LINE SEE ABOVE
EXISTING UTILITY POLE
REMOVE EXISTING AC PATH SURFACING
2" SLEEVE
2" SLEEVE
REMOVE EXISTING AC PATH SURFACING
PALO ALTO DRIVE